

PLACE TYPES MENU

Place Name		Building Type/Land Use Description	Bay Area Examples
I RESIDENTIAL AREAS			
A	Very High Density	Twenty or more or more stories of Residential with supporting Commercial.	Portions of Downtown San Francisco Portions of Chicago, IL New York (Manhattan), NY
B	High Density	Eight or more stories of Residential with supporting Commercial.	San Francisco (Golden Gateway, South Beach high-rise, Pacific Heights/Alta Plaza) Emeryville (Pacific Park Plaza)
C	Medium-High Density	Four or more stories of Residential with supporting Commercial	San Francisco (South Beach mid-rise) San Jose (River Oaks Village/Montague Expwy area)
D	Medium Density	Three-story average Residential (apartments, townhouses and small-lot single family) with supporting Commercial zones	Mountain View (The Crossings) San Mateo (Mariner's Island) North Berkeley
E	Low Density	Single-family developments, some two-story garden apartment developments, with supporting Commercial centers.	Residential areas of Pleasanton, Livermore, San Ramon, San Jose (Almaden Valley), Menlo Park, Rohnert Park, Novato, Fairfield
F	Very Low Density	Large-lot single family, minimal Commercial.	Los Altos Hills Alamo Ross Hillsborough
G	Rural Residential	Large acreage agriculture-oriented single family (5 acre + typical), minimal Commercial.	Pope Valley Alexander Valley

2 MIXED USE				
A	Very High Density	Twenty- or more story Commercial, Office and Residential buildings with many highrise buildings, highly intermixed. Numerous buildings with Office or Residential over Commercial.	Portions of San Francisco (Downtown, Nob Hill) Chicago (Loop), IL New York (Manhattan), NY	
B	High Density	Eight- or more story Commercial, Office and Residential buildings with many highrise buildings, highly intermixed. Numerous buildings with Office or Residential over Commercial.	San Francisco (Van Ness Avenue corridor)	
C	Medium-High Density	Six-story average Commercial, Office and Residential buildings with some high-rise buildings, highly intermixed. Numerous buildings with Office or Residential over Commercial.	San Francisco (Northern Waterfront/North Beach, Upper Market Street)	
D	Medium Density	Four-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.	Oakland (Piedmont Avenue area, Rockridge) San Mateo (North El Camino Real)	
E	Low Density	Three-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.	San Mateo (25th Avenue area) Palo Alto (California Ave area) San Jose (Alameda area) Berkeley (Fourth Street area)	Redwood City (El Camino Real) Sunnyvale (El Camino Real) San Francisco (Geary Boulevard)
F	Very Low Density	Two-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.	Santa Rosa (Railroad Square) Larkspur-San Anselmo (Sir Francis Drake corridor)	

3 TOWN CENTER / DOWNTOWN				
A	Very High Density	Twenty or more stories of mixed uses with many highrise buildings.	San Francisco (Financial District) Chicago (Loop), IL New York (Midtown Manhattan), NY	
B	High Density	Eight or more stories of mixed uses with many highrise buildings.	Oakland (Downtown) San Jose (Downtown)	
C	Medium-High Density	Five-story average of mixed uses with some highrise buildings, surrounded by one- to four-story Residential buildings.	Downtown Santa Rosa Downtown Walnut Creek Downtown Palo Alto Downtown San Mateo	
D	Medium Density	Three-story average of mixed uses surrounded by one- to four-story Residential buildings.	Downtown Petaluma Downtown Hayward Downtown Fairfield	Downtown San Rafael Downtown Los Gatos Downtown Burlingame
E	Low Density	Two story average of mixed uses surrounded by one- to three-story Residential buildings.	Downtown Pleasanton Downtown Orinda Downtown Mill Valley Downtown Vacaville	Downtown Healdsburg Downtown Half Moon Bay Downtown Saratoga Berkeley (Elmwood)

4 EMPLOYMENT CENTER/INSTITUTION			
A	High Density	Single-use Office/Light Industrial (many four stories or more), regional Retail Commercial and/or Institutional. Possibly some medium and/or high density multifamily Residential adjacent.	Business: Foster City/ Redwood Shores, Great America area, Bishop Ranch Retail: Stoneridge Mall, Sun Valley Mall, Hillsdale Mall. Eastridge Mall, Great Mall areas Institution: UC Berkeley, UCSF Airport: SFO, Oakland Int'l, San Jose Int'l
B	Medium Density	Single-use Office/Light Industrial (three-story average), subregional Retail Commercial and/or Institutional developments. Possibly some medium density multifamily Residential adjacent.	Business: South San Francisco (East of I01), Emeryville Retail: San Mateo (Bridgepointe/Mariner's Island), Novato (Vintage Oaks area), Oakland/Emeryville (E. Baybridge), Institution: Milpitas (McCarthy Ranch) SF State, Stanford Airport: Sonoma Co.
C	Low Density	Single-use Office/Light Industrial (two-story average), local-serving Retail Commercial and/or Institutional. Possibly some low or medium density multifamily Residential adjacent.	Business: Newark, Palo Alto (bayshore), Santa Rosa (Airport Business Park) Retail: Pleasant Hill (Crescent Drive area), Daly City (Westlake Center area) Institution: community colleges
D	Very Low Density	Single use buildings (typically Industrial use), one-story average.	Hayward (Industrial Blvd) San Carlos (Industrial Blvd) North Richmond Oakland (Port of Oakland)

5 NO CHANGE			
Intentionally retain existing conditions. In undeveloped areas, retains existing open space.			